

BEING all and the same property which was conveyed unto Howard C. Bass and Joyce M. Bass, his wife, by deed from M. Robert Ritchie, Jr. and Harriette B. Ritchie, his wife, dated the 14th day of July, 1977, and recorded among the Land Records of Frederick County at Liber 1024, folio 109.

RESERVING, HOWEVER, to M. Robert Ritchie, Jr. and Harriette B. Ritchie, his wife, their heirs and assigns, a perpetual easement or right-of-way on, over and across the roadway as is now used and in existence from the home property of the said M. Robert Ritchie, Jr. and Harriette B. Ritchie, his wife, on, over and across the herein conveyed premises to a fifty foot right-of-way and other property now owned by the said M. Robert Ritchie, Jr. and Harriette B. Ritchie, his wife. SUBJECT, ALSO, to an easement or right-of-way granted to J. Carlisle Smith and Gertrude K. Smith, his wife, by the Grantors herein, by a Grant and Conveyance, dated the 14th day of July, 1977, and intended to be recorded that date.

SECOND: That, default in the payment of the said mortgage having occurred, the said Assignee, advertised the real estate described therein for sale at public auction by giving notice of the time, place, manner and terms of sale, by advertisement in the Frederick News-Post, a newspaper published daily in Frederick County, Maryland. Said advertisement was published once a week for three consecutive weeks, the first such publication being not less than 15 days prior to the sale and the last publication being not more than one week prior to the sale. A Certificate of Publication verifying the newspaper advertisement hereinabove alleged is attached hereto as Exhibit A and is hereby made a part of this Petition.

THIRD: The said Assignee also did send by registered mail to the Grantor at the Grantor's last known address a notice of the time, place, and terms of sale, which notice was sent not earlier than 20 days and not later than five days before the date of the sale, as is more fully set forth in the Affidavit of Compliance previously filed in these proceedings and did file their duly approved bond, as required by law, prior to making a sale of the property.

FOURTH: Pursuant to the aforesaid advertisement and notice, the Assignee did attend at the Court House door in Frederick County, Maryland, of Tuesday, March 2, 1982, at the hour of 11:00 a.m. and sold the property to Susan Carol Haworth for